HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Winnipeg CMA

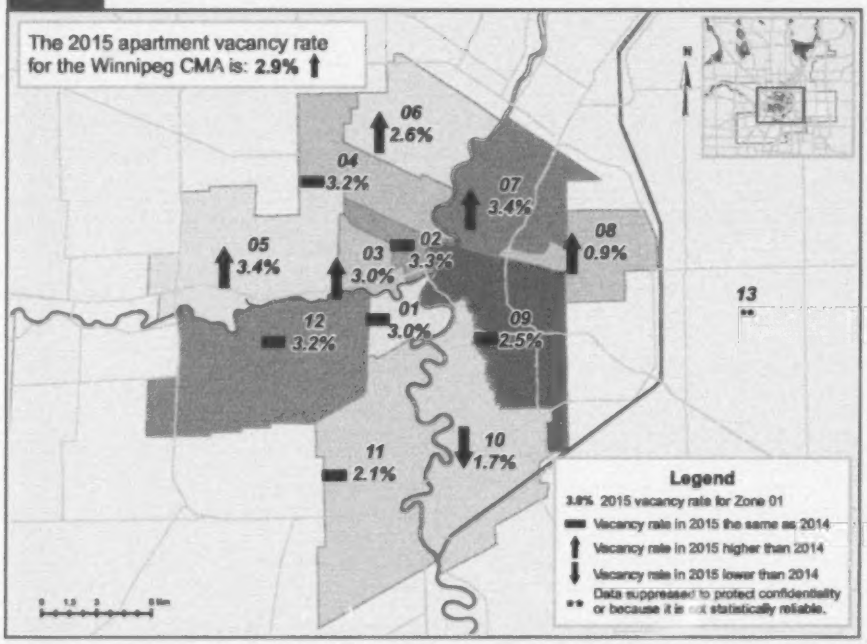
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2015

Highlights

- In the primary rental market, the vacancy rate for apartments in the Winnipeg Census Metropolitan Area (CMA) increased to 2.9 per cent in October 2015 from 2.5 per cent in October 2014.
- The average monthly rent for two-bedroom apartments in new and existing structures in the Winnipeg CMA was $1,045 in October 2015, compared to $1,016 last fall.
- In rental structures common to both the October 2014 and 2015 surveys, the year-over-year change in the average rent for a two-bedroom apartment this October was 3.3 per cent.

Figure 1


The 2015 apartment vacancy rate for the Winnipeg CMA is: 2.9%
06 2.6%
04 3.2%
07 3.4%
08 0.9%
05 3.4%
03 3.0%
02 3.3%
01 3.0%
12 3.2%
09 2.5%
13 **
11 2.1%
10 1.7%
Legend
3.8% 2015 vacancy rate for Zone 01
Vacancy rate in 2015 the same as 2014
Vacancy rate in 2015 higher than 2014
Vacancy rate in 2015 lower than 2014
** Data suppressed to protect confidentiality or because it is not statistically reliable.

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Primary Rental Market Survey

Overview: Vacancies and rents rise in the Winnipeg CMA

According to the results of the Rental Market Survey (RMS) conducted by Canada Mortgage and Housing Corporation (CMHC) in October 2015, the vacancy rate[1] in the primary rental market in the Winnipeg Census Metropolitan Area (CMA) increased to 2.9 per cent from 2.5 per cent in October 2014.

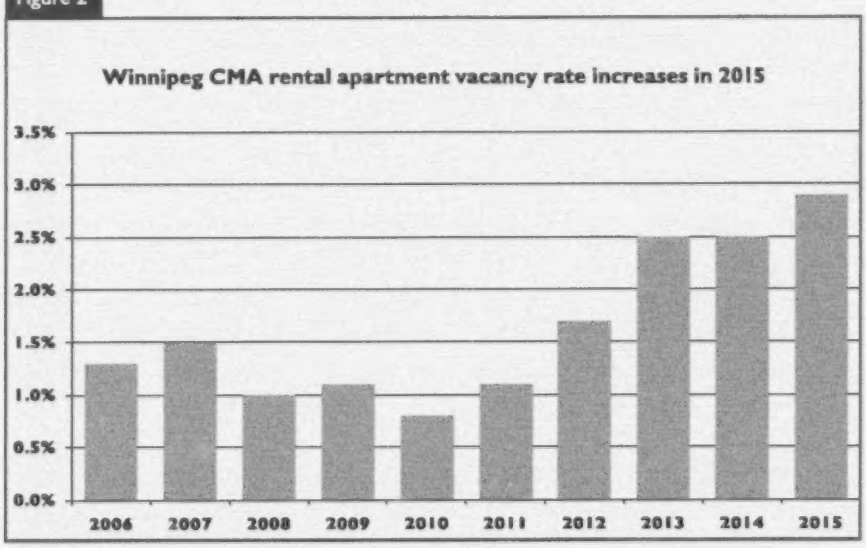
The rise in the vacancy rate was a result of an increase in the number of rental apartments in Winnipeg, which more than offset rising demand for rental units. The number of rental apartments in Winnipeg's primary rental market grew by 2.6 per cent from October 2014 to October 2015, translating into an additional 1,401 apartments on the market.

The increase in the vacancy rate slowed the pace of rent growth in Winnipeg. Same-sample rents for two-bedroom apartments grew by 3.3 per cent from October 2014 to October 2015, compared to 4.2 per cent in the preceding twelve months. This increase was above the mandated maximum increase of 2.4 per cent in 2015. Several exemptions exist within provincial rent control regulations[2] that would result in fixed-sample rents increasing at a stronger pace than the guideline amount. Winnipeg has seen a substantial amount of new rental construction over the last few years and these units receive an exemption from the rent control guidelines for a period of twenty years. In addition, many older buildings have recently been renovated under a rehabilitation scheme and would qualify for an exemption from the rent increase guideline for a maximum of five years, allowing for the recovery of renovation costs to be phased in over a period of time. Landlords may also apply for permission to increase rents above the guideline to recover increased maintenance and energy costs. Accounting for both new and existing structures, the average rent

Apartment Vacancy Rates (%) by Major Centres

	Oct. 2014	Oct. 2015
Abbotsford-Mission	3.1	0.8
Barrie	1.6	1.3
Brantford	2.4	2.5
Calgary	1.4	5.3
Edmonton	1.7	4.2
Gatineau	6.5	5.9
Greater Sudbury	4.2	3.5
Guelph	1.2	1.2
Halifax	3.8	3.4
Hamilton	2.2	3.4
Kelowna	1.0	0.7
Kingston	1.9	2.8
Kitchener-Cambridge-Waterloo	2.3	2.4
London	2.9	2.9
Moncton	8.7	7.4
Montréal	3.4	4.0
Oshawa	1.8	1.7
Ottawa	2.6	3.4
Peterborough	2.9	3.7
Québec	3.1	4.0
Regina	3.0	5.4
Saguenay	4.2	7.1
Saint John	9.0	8.5
Saskatoon	3.4	6.5
Sherbrooke	5.4	5.8
St. Catharines-Niagara	3.6	2.8
St. John's	4.6	4.7
Thunder Bay	2.3	4.6
Toronto	1.6	1.6
Trois-Rivières	5.3	6.0
Vancouver	1.0	0.8
Victoria	1.5	0.6
Windsor	4.3	3.9
Winnipeg	2.5	2.9
Total	**2.8**	**3.3**

Figure 2

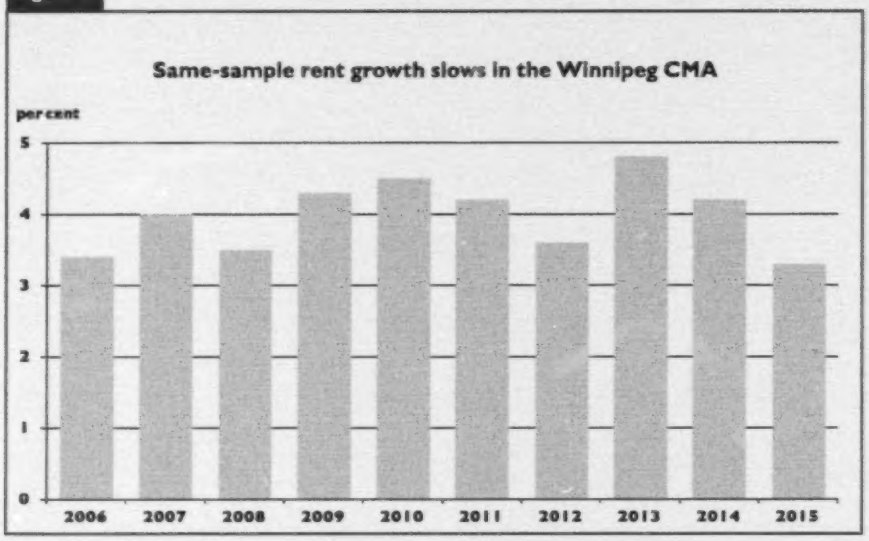


Source: CMHC, October survey

[1] Based on privately initiated rental apartment structures of three or more units

[2] See the Residential Tenancies Branch of Manitoba website for a complete list of exceptions at: http://www.gov.mb.ca/cca/rtb/ot/acts_regs.html

Figure 3



Source: CMHC, October survey

for a two-bedroom apartment[3] was $1,045 per month in October 2015, compared to $1,016 in October 2014.

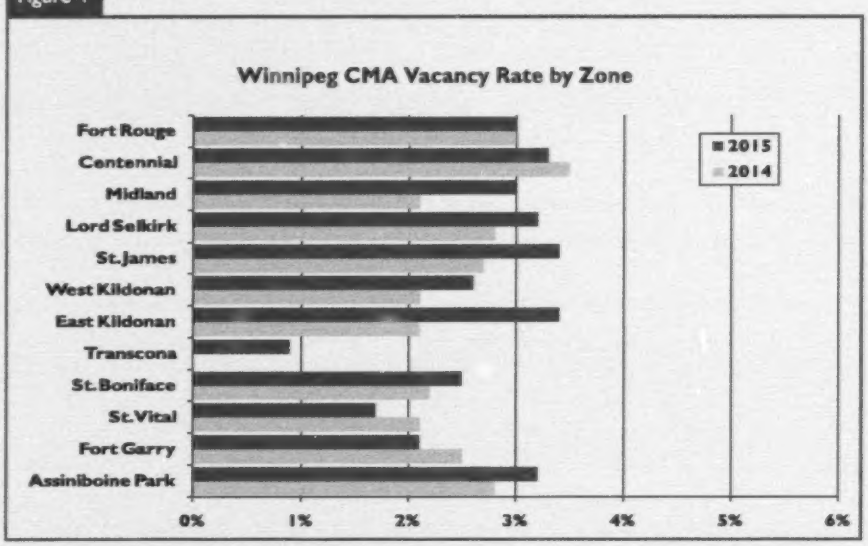
The availability rate[4] in the Winnipeg CMA also moved higher. In October 2015, the availability rate was 5.5 per cent, up from 3.4 per cent in the same month a year earlier. The spread between the vacancy rate and the availability also widened. The availability rate was 2.6 percentage points higher than the vacancy rate, up from 0.9 per cent in October 2014. A larger differential between the availability rate and the vacancy rate would point to more units becoming vacant in the months ahead.

Submarket results: Vacancy rate increases in both core and suburban areas

Within the Winnipeg CMA the vacancy rate ranged from 0.9 per cent in Transcona to 3.4 per cent in East Kildonan and in St. James. Apartments in the core area zones of Winnipeg posted a vacancy rate of 3.1 per cent in October 2015, compared to 2.9 per cent in the same month of 2014. Like in 2014, the Centennial zone had one of the higher vacancy rates, at 3.3 per cent, compared to 3.5 per cent in 2014. Both Fort Rouge and Midland posted a vacancy rate of 3.0 per cent in October 2015, while the Lord Selkirk area had a vacancy rate of 3.2 per cent. Midland had the most notable change in the vacancy rate among the core area zones, with the rate rising to 3.0 per cent from 2.1. This increase was driven by higher supply in the Midland area, which saw the number of apartments increase by 199 units from the October 2014 survey to the October 2015 survey.

The rental apartment vacancy rate rose to 2.8 per cent in the suburban zones of Winnipeg in October 2015 from 2.3 per cent in the October 2014 survey. Similar to the trend for the entire CMA, the increase in the vacancy rate was a result of a higher number of apartments in the primary rental market. The zones of St. James, West Kildonan, East Kildonan and Transcona all reported a higher vacancy rate in October 2015 than in the previous survey. St. Vital was the only zone in the suburban area to post a decline, with the rate declining from 2.1 per cent to 1.7 per cent over the same comparison.

Figure 4

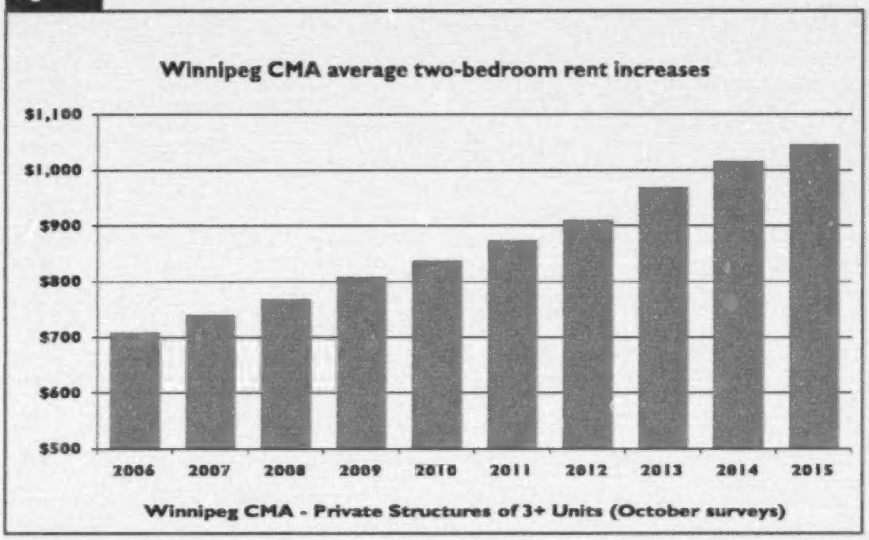


Source: CMHC, October survey

[3] Rents may not include utilities such as heating and electricity.

[4] A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant.

Figure 5



Source: CMHC, October survey

Within the CMA two-bedroom average rents ranged from $735 in Lord Selkirk to $1,190 in Assiniboine Park. Apartments in the Core area of Winnipeg had lower average rents across all unit types than those units in the Suburban areas. Two-bedroom apartments in the core had an average rent of $1,015 compared to $1,054 in the Suburban Area.

In the October 2015 survey, vacancy rates in Winnipeg by bedroom type ranged from 1.1 per cent among three or more bedroom units, to 3.2 per cent among two-bedroom units. Units with three or more bedrooms saw a decrease in the vacancy rate from two per cent in October 2014 to 1.1 per cent in the current survey. Driving this decline was a decrease in three or more bedroom vacancy rates among units in the core area zones. Vacant three or more bedroom units in the suburban areas remained essentially unchanged. On the other hand, two-bedroom units saw an increase of almost one percentage point between the 2015 and 2014 fall rental surveys, with increases in the vacancy rates among units in both the core and suburban areas. Vacancy rates among the remaining bedroom types revealed no statistically significant changes from the previous year.

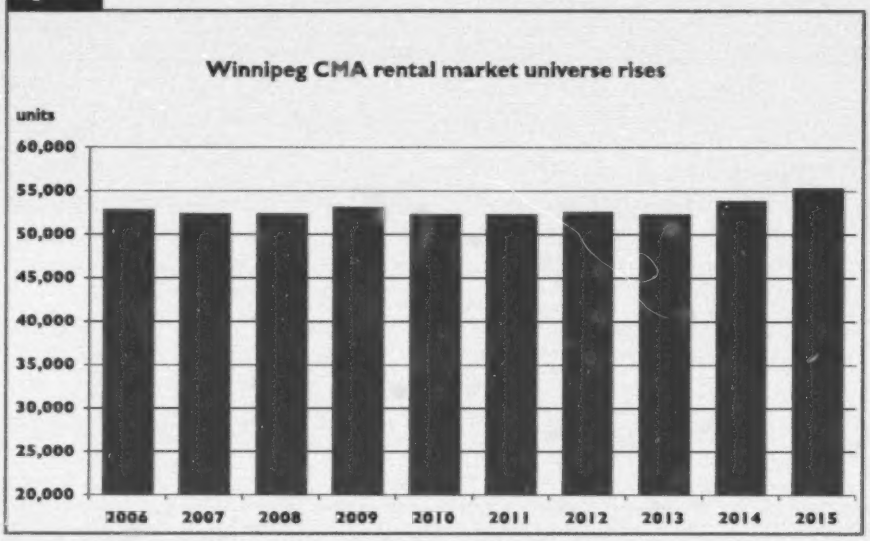
The availability rate rose across all bedroom types in the October 2015 survey, with the exception of bachelor units which indicated no statistically significant change from the 2014 fall survey. The largest increase in the availability rate was among two-bedroom unit types, where the rate moved from 3.5 per cent in October 2014 to six per cent in October 2015. As a result of this increase, the gap between the vacancy rate and availability rate for two-bedroom unit types rose to 2.8 percentage points in October 2015, versus 1.1 percentage points a year earlier. This may indicate that the vacancy rate for two-bedroom units will see some upward pressure over the next year, as some of the currently occupied units become vacant.

Looking at vacancy rates by age of rental structures, units constructed after 2005 remained among the structures which reported the highest vacancy rates, at 4.2 per cent in the October 2015 survey. These newer structures also reported among the highest average rents this fall at $1,306 per month for a two-bedroom unit. One rationale for the higher vacancy rate could be explained by the fact newer units tend to command higher rents, which might sway some potential renters to opt for older, lower priced units. Furthermore, continued additions to the supply of newly completed units which are still in the process of being absorbed are also a contributing factor to the higher vacancy rate. Older structures built prior to 1940 also reported relatively high vacancy rates, with the vacancy increasing from 3.2 per cent in the October 2014 survey to 4.4 per cent in the October 2015 survey. Structures built prior to 1940 also reported the lowest average two-bedroom rents, with a rent of $828 per month, as recorded in October 2015. Buildings constructed between 1990 and 2004 had among the lowest vacancy rates, with the figure declining from 2.6 per cent in the October 2014 survey to 2.2 per cent in the 2015 fall survey.

In reviewing vacancy rates by rent range, higher vacancy rates were found for units which commanded the highest rents. Apartments which were renting for more than $1,300 per month reported an average vacancy rate of 6.9 per cent in the October 2015 survey. Among the lowest vacancy rates were units renting between $500 and $699, with a reported figure of two per cent. Interestingly, units renting for less than $500 per month witnessed an increase in the vacancy rate between the 2014 and 2015 fall surveys, rising from 1.3 per cent in 2014, to 4.8 per cent in 2015. Conversely, units renting for $1,100 to $1,299 saw a decrease in the vacancy rate between the 2014 and 2015 fall surveys, declining from 2.8 per cent in 2014 to 2.2 per cent in 2015.

Similar to the apartment market, Winnipeg's private row structures also saw an increase in the overall vacancy rate between the October 2014 and 2015 surveys, rising from 1.8 per cent in 2014 to 4.6 per cent in 2015. As compared to the apartment market however, the availability rate for row structures was 9.3 per cent in October 2015, up from six per cent in last year's fall survey. With a larger gap between the vacancy rate and the availability rate, vacancies in the row rental market have potential to move higher in the coming months. Vacancy rates for row structures were considerably lower in the core zone as compared to the suburban zone. In the core zone, row structures reported an average vacancy rate of 2.2 per cent in October 2015, whereas in the suburban zone the vacancy rate was 5.8 per cent. The average rent for three or more bedroom units, which comprise the majority of the row rental stock, was $1,232 per month in October 2015, compared to $1,184 one year prior.

Figure 6



Source: CMHC

Supply and demand factors: Rental universe expands

An increase in employment growth is supporting demand for rental units in the Winnipeg CMA in 2015. Through the first nine months of 2015, employment increased by 3.7 per cent in Winnipeg, translating into the addition of 15,000 new positions. Employment growth has been concentrated in full-time positions as the number of people working part-time was down after the first three quarters of 2015. Employment growth, particularly full-time growth, will continue to support demand for rental units in Winnipeg.

Net migration to Winnipeg is expected to decline in 2015. After welcoming a net 9,789 people in 2014, migration to the city is expected to slow to 8,800 in 2015. There is evidence of this slowdown in Manitoba migration data. Through the first six months of 2015, net migration to Manitoba decreased by 44 per cent to 3,030. Manitoba's net loss of people to other provinces increased from 3,729 to 4,152, contributing to the overall decline in migration. Lower international migration also contributed to the reduction in migration. International migration, including non-permanent residents, moved down to 7,182 in the first half of 2015 from 9,133 in the same period of 2014. Although net migration declined, it will continue to contribute to rental demand in the Winnipeg CMA.

The supply of rental units in the Winnipeg CMA market has been on the rise since 2013. Most recently, 1,401 apartments were added to Winnipeg's primary rental market from October 2014 to October 2015, bringing the total number of apartments to 55,376. Both the Core Area and the Suburban Area of Winnipeg saw an increase in their rental apartment universe, with the addition of 571 and 818 apartments, respectively. Winnipeg has seen an increase in rental construction over the past few years which has continued into 2015. As of October, there were 1,719 market rental apartments under construction, up from 961 in the same month of 2014. Once completed, these units will put additional upward pressure on Winnipeg's universe.

The effect of new units entering into Winnipeg's rental market was partially offset by the removal of other units. From October 2014 to October 2015, 78 rental apartments were removed from the universe as the units were being converted to condominiums. An additional 234 units were removed due to major renovations. A total of 11 units were permanently removed from the rental universe for demolition.

Secondary Rental Market Survey[5] :

Vacancy rate in rental condominium apartments similar to primary rental market

CMHC collects information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses, rented double (semi-detached) houses, rented freehold row/town houses, rented duplex apartments, rented accessory apartments, and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

CMHC's survey found the vacancy rate in rental condominium apartments in Winnipeg's Suburban South was 2.0 per cent in October 2015. This was in line with the vacancy rate of rental apartments in the area, which was 2.2 per cent.

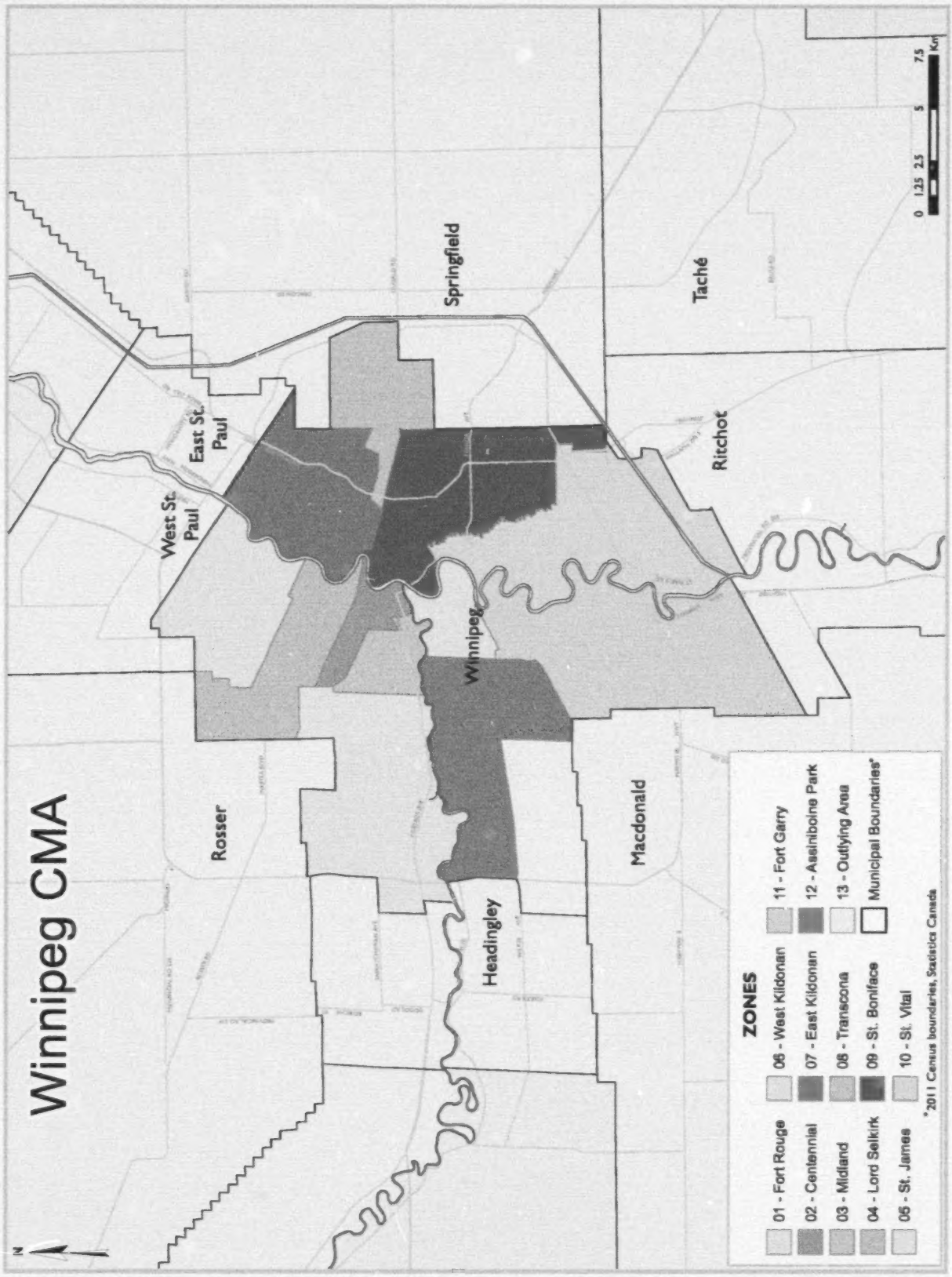
The average rent for a two-bedroom condominium apartment in the Winnipeg CMA was $1,169 in the fall of 2015, compared to $1,151 in the same period of 2014. Like the traditional rental market, overall changes in rent can be influenced not only by market pressures, but also by the changing composition of the market as units enter and exit the market each year. Many condominium apartments tend to rent for a higher amount than apartments in the primary rental market as they tend to offer additional amenities such as underground parking, in-suite laundry, and higher grade finishes.

Of the 15,994 condominium apartments in the Winnipeg CMA, CMHC's survey indicated that 3,011 or 18.8 per cent of these were in the rental market in October 2015. In 2014 this proportion was estimated at 17.8 per cent. In Winnipeg's core, 850 condominium apartments were identified as being in the rental market, representing 19.2 per cent of condominiums in the area.

CMHC's Secondary Rental Market Survey also collects information on households living in single-detached houses, semi-detached houses, row/town home, duplex apartments, and accessory apartments, which include apartments in a residential dwelling, and those in a commercial or other structure, where there are only one or two dwelling units.

Based on CMHC's survey, an estimated 24,475 households were renting in this segment of the rental market in October 2015, compared to 23,077 in the same month one year prior. About 41 per cent of these households lived in a rented semi-detached, row or duplex unit in October 2015, higher than the previous year at 39 per cent. Households renting this type of dwelling paid an average rent of $1,027 in October 2015, compared to $1,087 in the same month of 2014. Like other areas of the rental market, changes in average rent reflect both the balance between demand and supply, as well as changes in the make-up of those units in the rental universe. Single-detached houses rented for an average of $1,126 in October 2015, compared to $1,016 in corresponding period of 2014. Households renting other types of units, including accessory suites, had an average rent of $849 in October 2015.

[5] The secondary rental market represents self-contained units such as condominiums and other rental homes not surveyed in CMHC's Rental Market Survey. There are two types of Secondary Rental Market Surveys of rented condominiums and of rent structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada. Readers are reminded to use caution when comparing data year-over-year in the SRMS since the type of dwellings surveyed and their characteristics vary from one year to the next. Owners of these type of dwellings can, for example, shift them in and out of the rental market. Unlike structures in the RMS, which are purpose built for rental tenure, structures in the secondary rental market can be a rental structure one year and an owner-occupied structure the next.


Winnipeg CMA
N
Springfield
Taché
Ritchot
East St. Paul
West St. Paul
Winnipeg
Rosser
Macdonald
Headingley
0 1.25 2.5 5 7.5 Km
ZONES
01 - Fort Rouge
02 - Centennial
03 - Midland
04 - Lord Selkirk
05 - St. James
06 - West Kildonan
07 - East Kildonan
08 - Transcona
09 - St. Boniface
10 - St. Vital
11 - Fort Garry
12 - Assiniboine Park
13 - Outlying Area
Municipal Boundaries*
*2011 Census boundaries, Statistics Canada

RMS ZONE DESCRIPTIONS - WINNIPEG CMA	
Zone 1	**Fort Rouge** - North: Assiniboine River; East: Red River; South: Jubilee Avenue, Parker Avenue; West: Waverley St.
Zone 2	**Centennial** - North: C.P. Rail Winnipeg Yards; East: Red River; South: Assiniboine River to Osborne Street, north on Osborne to Portage Avenue, Portage to Sherbrook St., Sherbrook to Notre Dame Ave.; West: Keewatin St.
Zone 3	**Midland** - North: Notre Dame Avenue; East: Sherbrook Street to Portage Ave., Portage to Osborne St., to Assiniboine River; South: Assiniboine River; West: St. James Street.
Zone 4	**Lord Selkirk** - North : City limits to Ritchie St., south to Ritchie/Templeton intersection, West in a straight line to CPR Arborg, South along Keewatin Street to the north limit of the Inkster Industrial Park, the north limit of Inkster Industrial Park to Carruthers Avenue, Carruthers Avenue to McGregor, North along McGregor to Smithfield, Smithfield to the Red River; East: Red River; South: CPR Molson/Carberry; West: Brookside Blvd (city limits).
Zone 1-4	**Core Area**
Zone 5	**St. James** - North: City limits to CPR Carberry/CNR Oak Point; East: CNR Oak Point, St. James Street; South: Assiniboine River; West: City limits.
Zone 6	**West Kildonan** - North: City limits; East: Red River; South: (north limit of Zone 4); West: City limits.
Zone 7	**East Kildonan** - North: City limits; East: City limits to Gunn Road, Plessis Rd to Ravelston Ave; South: Ravelston Ave. to Owen St., Owen Street to Regent Avenue, Regent to Panet Road to Mission St.; West: Red River.
Zone 8	**Transcona** - North: City limits; East: City limits; South: City limits; West: Plessis Rd. to CNR Reddit to Panet Rd, Panet to Regent, Regent to Owen, Owen to Ravelston, Ravelston to Plessis, Plessis to the City limit.
Zone 9	**St. Boniface** - North: Missions St/CNR Reddit; East: Plessis Road; South: City limits; West: Seine River to Carriere Ave., Carriere to Red River, Red River.
Zone 10	**St. Vital** - North: Carriere Ave; East: Seine River; South: City limits; West: Red River.
Zone 11	**Fort Garry** - North: McGillivray Blvd to Waverley St., Waverley to Wilkes Avenue, Wilkes to Parker Avenue, Parker Avenue to Jubilee Avenue; East: Red River; South: City limits; West: City limits.
Zone 12	**Assiniboine Park** - North: Assiniboine River; East: Waverley Ave.; South: McGillivray/City limits; West: City limits.
Zones 5-12	**Suburban Areas**
Zone 13	**Outlying Areas**
Zones 1-12	**Winnipeg CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - WINNIPEG CMA	
Sub Area 1	**Core**
Sub Area 2	**Suburban North**
Sub Area 3	**Suburban South**
Sub Area 4	**Outlying Areas**
Sub Areas 1-4	**Winnipeg CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Gatineau, Ottawa, Toronto, Hamilton, Kitchener-Cambridge-Waterloo, London, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Kelowna, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Project Size

Available in the St. John's, Halifax, Quebec, Montreal, Ottawa, Barrie, Toronto, Hamilton, St. Catharines, Windsor, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Kelowna, Abbotsford-Mission, Vancouver and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	2.9 b	3.3 d	3.0 a	3.0 a	2.9 b	3.1 b	3.3 d	1.1 a	3.0 a	3.0 b
Zone 2 - Centennial	5.8 c	3.1 c	2.9 b	3.0 a	3.3 c	4.2 b	0.0 d	**	3.5 b	3.3 b
Zone 3 - Midland	2.9 b	2.3 b	1.9 a	2.8 a	2.0 c	4.0 d	0.0 d	0.0 d	2.1 a	3.0 b
Zone 4 - Lord Selkirk	0.0 d	0.0 c	3.3 c	2.3 b	2.4 c	4.9 c	**	0.0 d	2.8 b	3.2 c
Core Area (Zones 1-4)	4.2 c	2.8 b	2.7 b	2.9 a	2.8 b	3.7 b	2.4 c	0.6 c	2.9 b	3.1 b
Zone 5 - St. James	1.6 c	3.7 d	2.9 a	3.4 b	2.6 a	3.6 b	2.5 c	0.0 d	2.7 a	3.4 b
Zone 6 - West Kildonan	0.0 d	4.4 c	2.9 a	3.6 b	1.6 a	1.8 c	0.0 d	1.0 c	2.1 a	2.6 a
Zone 7 - East Kildonan	3.7 c	1.3 a	2.4 a	2.7 a	1.7 b	4.8 c	1.2 a	1.2 a	2.1 a	3.4 b
Zone 8 - Transcona	**	**	0.0 d	1.0 a	0.0 d	0.9 a	**	**	0.0 d	0.9 a
Zone 9 - St. Boniface	3.6 d	**	2.0 b	2.3 c	2.3 c	2.1 a	**	**	2.2 b	2.5 b
Zone 10 - St. Vital	2.6 a	0.0 d	2.2 a	1.4 a	2.0 a	2.0 a	0.0 d	1.1 a	2.1 a	1.7 a
Zone 11 - Fort Garry	**	1.5 d	1.9 b	1.7 a	2.9 b	2.4 a	2.4 b	0.6 a	2.5 a	2.1 a
Zone 12 - Assiniboine Park	0.0 a	4.7 a	2.5 a	2.7 b	3.3 a	3.4 c	0.0 a	**	2.8 a	3.2 b
Suburban Areas (Zones 5-12)	2.5 c	3.3 c	2.4 a	2.6 a	2.2 a	3.0 a	1.6 a	1.3 a	2.3 a	2.8 a
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	7.7 c	**
Winnipeg CMA	**3.7 b**	**3.0 b**	**2.5 a**	**2.7 a**	**2.4 a**	**3.2 a**	**2.0 a**	**1.1 a**	**2.5 a**	**2.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	575 a	611 a	816 a	850 a	1,099 a	1,123 a	1,447 b	1,450 b	923 a	960 a
Zone 2 - Centennial	572 a	600 b	765 a	782 a	1,067 a	1,059 a	**	**	809 a	826 a
Zone 3 - Midland	554 a	574 a	646 a	658 a	822 a	810 a	871 d	987 b	667 a	682 a
Zone 4 - Lord Selkirk	433 b	431 c	597 a	612 a	674 a	735 a	704 c	839 a	616 a	662 a
Core Area (Zones 1-4)	563 a	589 a	743 a	763 a	1,013 a	1,015 a	1,320 a	1,271 a	806 a	829 a
Zone 5 - St. James	690 a	722 a	847 a	887 a	1,017 a	1,067 a	1,296 b	1,429 a	932 a	975 a
Zone 6 - West Kildonan	589 b	628 b	836 a	884 a	987 a	1,025 a	1,049 a	1,066 a	920 a	962 a
Zone 7 - East Kildonan	551 b	578 b	770 a	805 a	950 a	1,015 a	1,071 a	1,161 a	842 a	890 a
Zone 8 - Transcona	**	**	742 a	777 a	824 a	852 a	**	**	789 a	822 a
Zone 9 - St. Boniface	583 a	604 a	751 a	780 a	1,000 a	1,031 a	1,286 b	1,361 c	875 a	901 a
Zone 10 - St. Vital	686 a	719 a	849 a	885 a	1,061 a	1,108 a	1,193 a	1,186 a	950 a	990 a
Zone 11 - Fort Garry	694 a	710 a	834 a	856 a	1,050 a	1,052 a	1,207 a	1,227 a	962 a	977 a
Zone 12 - Assiniboine Park	711 a	694 a	873 a	932 a	1,182 a	1,190 a	1,216 a	1,345 a	1,041 a	1,077 a
Suburban Areas (Zones 5-12)	636 a	662 a	811 a	847 a	1,016 a	1,054 a	1,161 a	1,226 a	912 a	950 a
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	1,261 a	**
Winnipeg CMA	**586 a**	**613 a**	**782 a**	**813 a**	**1,016 a**	**1,045 a**	**1,191 a**	**1,230 a**	**874 a**	**906 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	387	398	3,917	3,923	2,859	2,897	170	172	7,333	7,390
Zone 2 - Centennial	1,188	1,227	3,828	3,800	1,633	1,656	38	35	6,687	6,718
Zone 3 - Midland	841	900	2,707	2,764	1,015	1,081	31	48	4,594	4,793
Zone 4 - Lord Selkirk	68	63	726	805	473	643	20	60	1,287	1,571
Core Area (Zones 1-4)	2,484	2,588	11,178	11,292	5,980	6,277	259	315	19,901	20,472
Zone 5 - St. James	420	447	2,680	2,736	2,963	3,025	185	185	6,248	6,393
Zone 6 - West Kildonan	43	43	1,670	1,709	2,115	2,258	122	132	3,950	4,142
Zone 7 - East Kildonan	256	256	4,419	4,483	3,097	3,285	245	246	8,017	8,270
Zone 8 - Transcona	7	7	190	192	217	226	24	24	438	449
Zone 9 - St. Boniface	160	174	2,013	2,028	2,192	2,167	65	64	4,439	4,433
Zone 10 - St. Vital	117	116	2,005	1,969	1,973	1,944	78	78	4,173	4,107
Zone 11 - Fort Garry	86	87	1,893	1,899	2,879	2,858	130	161	4,988	5,005
Zone 12 - Assiniboine Park	38	39	719	775	919	1,115	37	56	1,713	1,985
Suburban Areas (Zones 5-12)	1,136	1,169	15,589	15,791	16,355	16,878	886	946	33,966	34,784
Zone 13 - Outlying Areas	0	0	9	9	39	39	60	72	108	120
Winnipeg CMA	**3,620**	**3,757**	**26,776**	**27,092**	**22,374**	**23,194**	**1,205**	**1,333**	**53,975**	**55,376**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	3.9 c	4.9 c	3.8 c	4.7 b ↑	3.8 c	5.2 b ↑	4.7 c	3.0 c	3.8 c	4.9 b ↑
Zone 2 - Centennial	6.8 c	6.4 c	4.0 c	5.9 b ↑	5.3 c	9.5 a ↑	0.0 c	**	4.7 c	6.9 b ↑
Zone 3 - Midland	5.2 c	3.4 c	2.5 c	4.0 c -	3.4 c	4.3 c -	0.0 c	0.0 c	3.2 c	3.9 c -
Zone 4 - Lord Selkirk	0.0 c	0.0 c	3.3 c	3.9 c -	2.7 c	5.7 c -	**	1.9 c	2.9 c	4.4 c -
Core Area (Zones 1-4)	5.6 c	4.9 c	3.5 c	4.9 c ↑	4.1 c	6.3 b ↑	3.3 c	1.8 c	3.9 c	5.3 b ↑
Zone 5 - St. James	2.0 c	5.7 c	3.3 c	6.2 b ↑	2.8 c	8.3 b ↑	2.5 c	3.2 c	2.9 c	7.1 b ↑
Zone 6 - West Kildonan	0.0 c	4.4 c	3.9 c	7.0 b ↑	2.6 c	3.6 c -	0.0 c	5.9 c	3.1 c	5.1 c -
Zone 7 - East Kildonan	3.7 c	2.3 c	2.8 c	5.3 c ↑	3.0 c	6.3 b ↑	2.1 c	3.2 c	2.9 c	5.5 c ↑
Zone 8 - Transcona	**	**	0.0 c	4.1 c ↑	0.0 c	2.2 c -	**	**	0.0 c	2.9 c ↑
Zone 9 - St. Boniface	5.4 c	**	2.5 c	3.9 c -	4.6 c	6.3 b ↑	**	**	3.7 c	5.4 c ↑
Zone 10 - St. Vital	4.3 c	2.0 c	3.7 c	4.9 c ↑	3.2 c	4.2 c -	0.0 c	2.2 c	3.4 c	4.5 c ↑
Zone 11 - Fort Garry	4.8 c	2.9 c	2.3 c	4.1 c ↑	4.1 c	5.9 c ↑	3.4 c	5.7 c	3.3 c	5.1 c ↑
Zone 12 - Assiniboine Park	2.6 c	11.1 a	2.9 c	6.3 c ↑	4.0 c	5.5 c -	0.0 c	**	3.4 c	6.0 c ↑
Suburban Areas (Zones 5-12)	3.3 c	5.5 c	3.0 c	5.3 c ↑	3.4 c	5.9 c ↑	2.1 c	4.1 c	3.1 c	5.6 c ↑
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	9.3 c	**
Winnipeg CMA	4.9 c	5.1 c	3.2 c	5.1 c ↑	3.5 c	6.0 b ↑	2.6 c	3.4 c	3.4 c	5.5 c ↑

The following letter codes are used to indicate the reliability of the estimates:
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** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Fort Rouge	5.9 d	5.2 d	3.1 c	5.8 b	5.7 c	3.6 c	**	**	3.9 c	4.5 b
Zone 2 - Centennial	3.4 d	4.3 c	3.9 c	3.1 c	6.1 c	2.8 b	**	**	4.4 c	3.1 c
Zone 3 - Midland	3.3 c	2.6 b	4.4 b	3.3 b	3.6 b	1.8 c	++	++	4.0 b	3.3 b
Zone 4 - Lord Selkirk	**	++	2.3 c	-1.4 a	**	++	**	1.1 d	2.5 c	++
Core Area (Zones 1-4)	4.1 c	3.8 c	3.6 b	3.9 b	5.2 b	2.7 b	**	**	4.0 b	3.4 b
Zone 5 - St. James	++	5.1 d	2.3 c	4.3 b	2.7 c	4.9 c	**	**	2.5 c	4.6 b
Zone 6 - West Kildonan	4.6 d	8.3 b	3.4 b	4.1 b	4.1 b	3.2 b	3.3 b	2.5 b	3.7 b	3.5 b
Zone 7 - East Kildonan	5.6 d	4.5 b	3.4 c	4.5 a	2.8 b	3.9 c	2.8 c	8.1 b	3.0 c	4.4 b
Zone 8 - Transcona	**	**	4.9 a	4.7 a	5.7 a	3.9 b	**	**	5.5 a	4.5 a
Zone 9 - St. Boniface	**	++	5.4 d	4.0 c	5.2 d	3.3 c	4.0 d	**	4.9 d	3.2 c
Zone 10 - St. Vital	7.5 a	5.6 a	4.3 b	4.8 a	4.2 b	4.6 b	6.9 a	2.9 a	4.2 a	4.5 b
Zone 11 - Fort Garry	3.0 b	5.2 c	3.2 d	3.2 c	5.5 d	2.9 b	++	4.6 b	4.7 d	2.9 b
Zone 12 - Assiniboine Park	7.8 a	0.1 a	++	++	**	++	**	4.5 c	++	++
Suburban Areas (Zones 5-12)	5.0 c	4.5 b	3.4 b	4.0 a	3.8 b	3.7 c	4.2 c	5.3 c	3.6 b	3.8 a
Zone 13 - Outlying Areas	-	-	**	**	**	**	**	**	**	**
Winnipeg CMA	4.6 b	4.1 b	3.5 b	3.9 a	4.2 b	3.3 c	4.5 c	5.5 c	3.7 a	3.6 a

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA										
Pre 1940	3.5 b	3.7 c	3.5 b	5.1 b ↑	2.5 b	3.9 b ↑	**	**	3.2 b	4.4 b ↑
1940 - 1959	2.3 b	3.8 c ↑	2.5 b	3.3 b ↑	3.2 c	4.6 b ↑	0.0 d	2.6 c ↑	2.6 b	3.7 b ↑
1960 - 1974	4.9 c	2.2 b ↓	2.4 a	2.2 a -	2.1 a	2.7 a ↑	2.1 a	0.9 a ↓	2.4 a	2.4 a -
1975 - 1989	3.3 c	2.3 c -	2.4 a	2.5 a -	2.0 a	2.4 a ↑	1.7 a	0.8 a ↓	2.2 a	2.4 a ↑
1990 - 2004	-	-	2.1 a	2.9 a ↑	2.8 a	1.9 a ↓	-	-	2.6 a	2.2 a ↓
2005+	**	**	2.9 c	1.6 c ↓	3.7 c	5.0 c ↑	**	**	3.5 b	4.2 c ↑
Total	3.7 b	3.0 a ↓	2.5 a	2.7 a ↑	2.4 a	3.2 a ↑	2.0 a	1.1 a ↓	2.5 a	2.9 a ↑

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
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- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Winnipeg CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA										
Pre 1940	499 a	532 a	654 a	654 a	818 a	828 a	1,168 b	1,190 c	682 a	695 a
1940 - 1959	590 a	620 a	698 a	743 a	886 a	935 a	1,171 c	1,202 b	729 a	778 a
1960 - 1974	646 a	660 a	804 a	831 a	990 a	1,024 a	1,284 a	1,376 a	876 a	905 a
1975 - 1989	660 a	677 a	819 a	845 a	1,001 a	1,013 a	1,109 a	1,149 a	917 a	938 a
1990 - 2004	-	-	908 a	942 a	1,179 a	1,191 a	-	-	1,103 a	1,123 a
2005+	**	**	1,140 a	1,171 a	1,282 a	1,306 a	1,235 b	1,242 b	1,248 a	1,271 a
Total	586 a	613 a	782 a	813 a	1,016 a	1,045 a	1,191 a	1,230 a	874 a	906 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA										
3 to 5 Units	0.0 c	**	1.0 d	3.7 d ↑	1.4 d	**	0.0 c	**	1.0 a	5.3 c ↑
6 to 19 Units	3.4 d	1.8 c ↓	2.0 b	2.3 b	2.2 b	2.6 b	**	0.0 c	2.2 a	2.3 a
20 to 49 Units	2.9 a	4.1 a ↑	3.2 a	3.6 a ↑	2.0 a	3.0 a ↑	0.4 a	0.4 a -	2.7 a	3.4 a ↑
50 to 99 Units	3.8 c	2.8 b -	2.4 a	2.9 a ↑	2.0 a	3.1 b ↑	4.3 a	2.2 c ↓	2.3 a	3.0 a ↑
100+ Units	5.5 d	1.9 b ↓	2.4 a	2.0 a ↓	3.1 b	3.4 a -	2.1 b	0.9 a ↓	2.8 a	2.5 a -
Total	3.7 b	3.0 a -	2.5 a	2.7 a ↑	2.4 a	3.2 a ↑	2.0 a	1.1 a ↓	2.5 a	2.9 a ↑

The following letter codes are used to indicate the reliability of the estimates:
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Winnipeg CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA										
3 to 5 Units	457 c	478 b	613 a	661 b	781 b	836 a	999 c	1,065 b	681 a	729 a
6 to 19 Units	533 a	570 a	671 a	692 a	829 a	848 a	1,079 b	1,086 c	718 a	740 a
20 to 49 Units	550 a	584 a	725 a	742 a	934 a	957 a	1,168 a	1,170 a	793 a	815 a
50 to 99 Units	589 a	592 a	821 a	865 a	1,058 a	1,096 a	1,173 a	1,298 a	944 a	991 a
100+ Units	703 a	720 a	863 a	900 a	1,108 a	1,133 a	1,271 a	1,296 a	967 a	1,000 a
Total	586 a	613 a	782 a	813 a	1,016 a	1,045 a	1,191 a	1,230 a	874 a	906 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Winnipeg CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	**	4.1 d	1.7 c	**	3.4 a	3.7 c	2.7 a	2.8 a	3.6 b	3.0 a
Zone 2 - Centennial	0.0 d	0.0 d	2.8 c	2.0 c	4.0 b	3.7 b	3.6 b	2.9 c	3.4 b	3.6 b
Zone 3 - Midland	0.0 d	**	**	2.3 c	1.6 b	3.3 c	1.2 a	2.0 a	**	**
Zone 4 - Lord Selkirk	**	5.2 d	1.3 a	2.5 c	4.6 d	4.4 a	**	**	**	**
Core Area (Zones 1-4)	**	4.7 d	2.0 c	2.1 c	3.1 c	3.6 c	2.9 c	2.7 c	3.6 c	3.2 c
Zone 5 - St. James	**	**	1.7 a	5.9 d ↑	2.7 a	4.3 c ↑	2.8 a	2.9 a	2.8 a	2.9 b
Zone 6 - West Kildonan	**	**	4.8 d	**	2.0 a	2.6 a ↑	1.4 a	0.9 a ↓	2.2 a	3.3 d
Zone 7 - East Kildonan	2.7 c	1.4 d	2.3 c	1.3 a ↓	2.9 b	2.3 a -	1.8 b	7.7 c	1.8 a	2.0 a -
Zone 8 - Transcona	**	**	0.0 a	2.2 a ↑	**	**	**	**	-	-
Zone 9 - St. Boniface	0.6 b	**	2.3 c	1.8 c -	1.6 a	6.4 c ↑	2.4 c	0.1 b ↓	2.6 a	2.5 a -
Zone 10 - St. Vital	**	**	2.5 c	0.5 b ↓	1.6 a	3.2 c ↑	2.4 a	2.9 a ↑	2.1 a	0.5 a ↓
Zone 11 - Fort Garry	**	**	2.4 a	5.7 c ↑	2.2 a	2.7 a ↑	2.1 c	0.3 a ↓	2.9 c	2.0 b -
Zone 12 - Assiniboine Park	**	**	1.9 b	1.8 c -	2.3 a	2.2 c -	2.8 a	3.9 a ↑	**	**
Suburban Areas (Zones 5-12)	1.3 c	6.1 d	2.4 c	2.6 c	2.3 c	3.2 c ↑	2.1 c	3.1 c ↑	2.4 c	2.2 c
Zone 13 - Outlying Areas	-	-	**	**	**	**	-	-	-	-
Winnipeg CMA	1.0 d	5.3 c	2.2 c	2.3 c	2.7 c	3.4 c ↑	2.3 c	3.0 c ↑	2.8 c	2.5 c

The following letter codes are used to indicate the reliability of the estimates:
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1.4 Private Apartment Vacancy Rates (%)[1] by Rent Range and Bedroom Type Winnipeg CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA										
LT $500	1.3 a	3.1 d ↑	1.2 a	4.1 d ↑	**	**	**	**	1.3 a	4.8 d ↑
$500 - $699	4.3 b	2.8 a ↓	1.2 a	1.6 a ↑	1.8 b	2.6 c ↑	**	**	1.8 a	2.0 a ↑
$700 - $899	5.0 b	2.7 a ↓	3.3 a	2.9 a ↓	1.4 a	2.2 a ↑	**	0.0 d	2.8 a	2.7 a ↓
$900 - $1099	**	**	2.9 a	3.4 a ↑	2.1 a	2.9 a ↑	0.9 a	0.7 a ↓	2.3 a	3.1 a ↑
$1100 - $1299	**	**	3.4 b	2.7 b ↓	2.6 a	2.1 a ↓	3.2 c	1.4 a ↓	2.8 a	2.2 a ↓
$1300+	**	**	4.9 c	5.4 b -	6.3 b	7.8 b ↑	2.5 c	1.7 c ↓	5.8 b	6.9 b -
Total	3.7 b	3.0 a	2.5 a	2.7 a -	2.4 a	3.2 a ↑	2.0 a	1.1 a ↓	2.5 a	2.9 a ↑

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	3.6 c
Zone 3 - Midland	**	**	**	**	**	**	**	**	0.0 c	0.0 c
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	1.5 a	1.4 a
Core Area (Zones 1-4)	**	**	**	**	1.3	2.6	**	2.0	0.8	2.2
Zone 5 - St. James	-	-	-	-	**	3.4 a	**	**	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	-	0.0 a	4.8 a	1.6 c	4.3 a	0.8 a	3.8 a
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	1.2 a	5.6 a	1.4 a	5.5 a
Zone 10 - St. Vital	-	-	-	-	-	-	0.0 a	1.5 a	0.0 a	1.5 a
Zone 11 - Fort Garry	-	-	-	-	**	**	4.3 a	10.6 a	4.8 a	9.3 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	20.0 a	**	9.7 a
Suburban Areas (Zones 5-12)	**	0.0	**	**	4.2	3.5	1.7	6.6	1.9	5.8
Zone 13 - Outlying Areas	-	-	-	-	0.0 a	**	**	**	4.9 a	1.0 a
Winnipeg CMA	**0.0**	**0.0**	**	**	**1.9**	**2.9**	**2.0**	**5.6**	**1.8**	**4.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	857 a
Zone 3 - Midland	**	**	**	**	**	812 a	**	**	**	796 a
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	1,007 b	1,036 b
Core Area (Zones 1-4)	**	**	**	781 a	887 b	861 a	**	997 a	913 b	905 a
Zone 5 - St. James	-	-	-	-	**	804 a	**	**	**	826 a
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	-	867 a	948 a	993 b	1,082 a	816 a	960 a
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	1,308 a	1,309 a	1,291 a	1,290 a
Zone 10 - St. Vital	-	-	-	-	-	-	1,055 a	1,084 a	1,055 a	1,084 a
Zone 11 - Fort Garry	-	-	-	-	**	**	1,243 a	1,325 a	1,237 a	1,350 a
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	1,521	**	1,210 a
Suburban Areas (Zones 5-12)	**	622	**	**	925 a	1,054 a	1,208 a	1,258 a	1,139 a	1,200 a
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	1,205 a	1,262 a
Winnipeg CMA	**511 a**	**623 a**	**773 b**	**803 a**	**957 a**	**954 a**	**1,184 a**	**1,232 a**	**1,093 a**	**1,139 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	0	0	0	0	9	13	0	3	9	16
Zone 2 - Centennial	0	0	2	14	83	88	49	49	134	151
Zone 3 - Midland	1	1	10	10	39	32	11	11	61	54
Zone 4 - Lord Selkirk	0	0	0	0	35	35	42	42	77	77
Core Area (Zones 1-4)	1	1	12	24	166	168	102	105	281	298
Zone 5 - St. James	0	0	0	0	29	29	23	43	52	72
Zone 6 - West Kildonan	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Zone 7 - East Kildonan	32	20	1	0	36	42	66	69	135	131
Zone 8 - Transcona	0	0	0	0	0	0	12	12	12	12
Zone 9 - St. Boniface	0	0	0	0	23	22	337	342	360	364
Zone 10 - St. Vital	0	0	0	0	0	0	67	67	67	67
Zone 11 - Fort Garry	0	0	0	0	6	38	161	189	167	227
Zone 12 - Assiniboine Park	8	10	8	10	12	12	16	30	44	62
Suburban Areas (Zones 5-12)	40	30	9	10	106	143	682	752	837	935
Zone 13 - Outlying Areas	0	0	0	0	53	13	29	87	82	100
Winnipeg CMA	**41**	**31**	**21**	**34**	**325**	**324**	**813**	**944**	**1,200**	**1,333**

** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Winnipeg CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Zone 1 - Fort Rouge	-	-	-	-	**	**	-	**	**	**
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	5.8
Zone 3 - Midland	**	**	**	**	**	**	**	**	0.0	**
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	1.5	4.2
Core Area (Zones 1-4)	**	**	**	**	1.3	6.0	**	3.0	0.8	4.4
Zone 5 - St. James	-	-	-	-	**	3.4	**	**	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	-	0.0	11.9	3.2	4.3	1.5	6.1
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	10.7	14.0	10.3	13.5
Zone 10 - St. Vital	-	-	-	-	-	-	0.0	1.5	0.0	1.5
Zone 11 - Fort Garry	-	-	-	-	**	**	14.3	22.2	14.4	18.9
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	23.3	**	12.9
Suburban Areas (Zones 5-12)	**	0.0	**	**	4.2	5.4	8.8	13.6	7.7	11.8
Zone 13 - Outlying Areas	-	-	-	-	0.0	**	**	**	4.9	1.0
Winnipeg CMA	**0.0**	**0.0**	**	**3.1**	**1.9**	**5.6**	**8.0**	**11.2**	**6.0**	**9.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
n/u: No units exist in the universe for this category n/s: No units exist in the sample for this category n/a: Not applicable

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↓ indicates the change is a statistically significant decrease
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Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Winnipeg CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15	Oct-13 to Oct-14	Oct-14 to Oct-15
Zone 1 - Fort Rouge	-	-	-	-	-	-	-	-	-	-
Zone 2 - Centennial	-	-	**	**	**	**	**	**	**	**
Zone 3 - Midland	**	**	**	**	**	**	**	**	**	**
Zone 4 - Lord Selkirk	-	-	-	-	**	**	**	**	**	**
Core Area (Zones 1-4)	**	**	**	**	-2.4 c	3.5 c	**	**	++	3.2 d
Zone 5 - St. James	-	-	-	-	**	**	**	**	**	**
Zone 6 - West Kildonan	-	-	-	-	-	-	-	-	-	-
Zone 7 - East Kildonan	**	**	**	-	-0.6 a	3.9 d	**	**	6.2 c	**
Zone 8 - Transcona	-	-	-	-	-	-	**	**	**	**
Zone 9 - St. Boniface	-	-	-	-	**	**	**	++	**	++
Zone 10 - St. Vital	-	-	-	-	-	-	**	2.7 a	**	2.7 a
Zone 11 - Fort Garry	-	-	-	-	-	**	-	++	-	++
Zone 12 - Assiniboine Park	**	**	**	**	**	**	**	**	**	**
Suburban Areas (Zones 5-12)	**	**	**	**	++	++	4.5 d	1.6 b	4.1 d	1.5 c
Zone 13 - Outlying Areas	-	-	-	-	**	**	**	**	1.3 d	3.2 a
Winnipeg CMA	**5.4 a**	**8.5 c**	**2.4 c**	**	++	**	**	**1.7 b**	**	**2.0 b**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Winnipeg CMA - October 2015

Condo Sub Area	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Core	**	**	2.9 a	3.1 a -
Suburban North	**	**	2.3 a	3.2 a ↑
Suburban South	**	2.0 c	2.3 a	2.2 a -
Outlying Areas	0.0 d	0.0 d	7.7 c	**
Winnipeg CMA	**2.6 c**	**	**2.5 a**	**2.9 a ↑**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Winnipeg CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	**	589 a	**	763 a	**	1,015 a	**	1,271 b
Suburban North	**	661 a	**	844 a	**	1,031 a	**	1,213 a
Suburban South	**	664 a	1,097 c	851 a Δ	**	1,079 a	**	1,248 a
Outlying Areas	**	**	**	**	**	**	**	**
Winnipeg CMA	**	**613 a**	**895 d**	**813 a Δ**	**1,169 d**	**1,045 a Δ**	**	**1,230 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

- indicates that the change is not statistically significant
Δ indicates that the change is statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Winnipeg CMA - October 2015

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Core	**	**	906 c	**	**	**	**	**	1,060 c	**
Suburban North	**	**	**	**	**	**	**	**	897 d	**
Suburban South	**	**	1,084 c	1,097 c	1,160 c	**	**	**	1,127 c	1,108 c
Outlying Areas	**	**	**	**	**	**	**	**	**	**
Winnipeg CMA	**	**	**981 c**	**895 d**	**1,151 c**	**1,169 d**	**	**	**1,077 b**	**1,074 d**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \le cv \le 2.5$), b- Very good ($2.5 < cv \le 5$), c - Good ($5 < cv \le 7.5$), d - Fair (Use with Caution) ($7.5 < cv \le 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Winnipeg CMA - October 2015

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA				
3 to 24 Units	**	**	2.1 a	3.4 b
25 to 49 Units	**	**	2.9 a	2.8 a
50 to 99 Units	**	**	2.3 a	3.0 a
100+ Units	0.6 b	**	2.8 a	2.5 a
Total	2.6 c	**	2.5 a	2.9 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Winnipeg CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Core	4,228	4,424	852 d	850 d	20.2 d	19.2 d	**	**
Suburban North	2,860	2,995	370 d	**	12.9 d	**	**	**
Suburban South	7,748	8,082	**	**	**	**	**	2.0 c
Outlying Areas	405	493	43 d	**	10.7 d	**	0.0 d	0.0 d
Winnipeg CMA	**15,241**	**15,994**	**2,707 d**	**3,011 d**	**17.8 d**	**18.8 d**	**2.6 c**	**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Project Size
Winnipeg CMA - October 2015

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA								
3 to 24 Units	2,168	2,263	**	**	**	**	**	**
25 to 49 Units	2,087	2,338	**	**	**	**	**	**
50 to 99 Units	4,062	4,096	**	**	**	**	**	**
100+ Units	6,924	7,297	**	1,724 d	**	23.6 d	0.6 b	**
Total	15,241	15,994	2,707 d	3,011 d	17.8 d	18.8 d	2.6 c	**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase
↓ indicates the change is a statistically significant decrease
- indicates that the change is not statistically significant

Please click Methodology or Data Reliability Tables Appendix link for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Winnipeg CMA - October 2015

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15	Oct-14	Oct-15
Winnipeg CMA										
Single Detached	**	**	**	**	813 c	**	1,146 c	1,226 d	1,016 c	1,126 c
Semi detached, Row and Duplex	**	**	**	706 d	**	940 b	**	1,098 b	1,087 d	1,027 b
Other-Primarily Accessory Suites	**	**	**	**	**	986 c	**	**	770 c	849 d
Total	**	**	**	776 d	887 c	953 c	1,136 d	1,164 b	1,014 c	1,051 b

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Winnipeg CMA - October 2015

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-14	Oct-15
Winnipeg CMA		
Single Detached	**	**
Semi detached, Row and Duplex	9,046 c	10,146 c
Other-Primarily Accessory Suites	**	**
Total	23,077	24,475

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

↑ indicates the year-over-year change is a statistically significant increase

↓ indicates the change is a statistically significant decrease

- indicates that the change is not statistically significant

Please click Methodology **or** Data Reliability Tables Appendix **link for more details**

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

Use caution when comparing changes in statistics from one year to the next. Even if there is a year over year change, it is not necessarily a statistically significant change. These tables include indicators to help interpret changes. ↑ indicates the year-over-year change is a statistically significant increase, ↓ indicates the year-over-year change is a statistically significant decrease, while – indicates that the effective sample does not allow one to interpret any year-over-year change as being statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in late summer and early fall to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents in the following CMAs: Abbotsford, Barrie, Calgary, Edmonton, Halifax, Hamilton, Kelowna, Montréal, Ottawa, Québec, Regina, Saskatoon, St. Catharines-Niagara, St. John's, Toronto, Vancouver, Victoria, Windsor and Winnipeg.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents in the following CMAs: Calgary, Edmonton, Montréal, Ottawa, Québec, Toronto, Vancouver, Victoria and Winnipeg.
- A Condominium Apartment Vacancy Survey to collect vacancy information in the following CMAs: Calgary, Edmonton, Gatineau, Hamilton, Kelowna, Kitchener, London, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, Victoria and Winnipeg.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the property management company or condominium (strata) board, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in late summer and early fall, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates from the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

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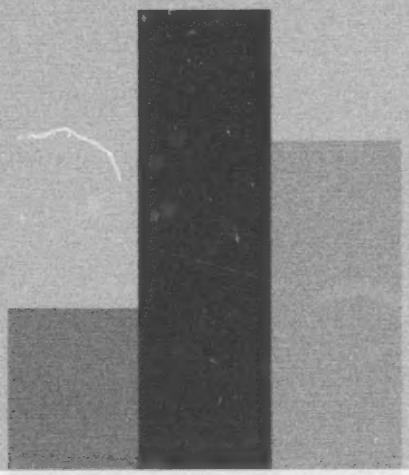

FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Condominium Owners Report
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
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